

DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS UNITED STATES AIR FORCE  
WASHINGTON DC



18 JUN 1998

MEMORANDUM FOR SEE DISTRIBUTION

FROM: HQ USAF/ILE  
1260 Air Force Pentagon  
Washington DC 20330-1260

SUBJECT: Clarification of Policy on Whole House Standards and Housing Privatization  
(Our Memo, Policy on Housing Privatization Constraints and Standards,  
17 Apr 98)

This memo clarifies and updates the referenced policy letter by revising paragraph (e) and adding paragraph (f).

e. Housing standards: Project housing standards such as style, size, equipage, finishes, landscaping and neighborhood improvements will be determined by a "market fit" methodology for each target grade. Market fit is defined as housing that is not substantially different from the housing leased by families with roughly equivalent income in the local housing area. Where resources are available, we will maximize the number of units constructed or revitalized before adding amenities beyond the market fit. Market fit is the standard that should be applied to privatization projects. Privatization standards are not tied to the Air Force Family Housing Guide. Implementation of this standard will be accomplished in close coordination with SAF/FM and other offices as appropriate.

(1) New Construction: For new construction, either deficit reduction or replacement housing, the "market fit" concept should govern unit type (e.g., apartment, townhouse, single family). For example, if the market fit for a grade is "garden style" apartments, then the new construction should mirror that type of construction as the minimum standard.

(2) Improvement: Renovation of units should be comprehensive and extend the useful life and livability of a unit. Renovating units to a lesser standard to increase project leveraging (for example, eliminating a requirement to upgrade bathrooms or upgrade infrastructure in order to revitalize more units) is not acceptable.

f. Housing requirements: Requirements will be validated using the most recent Housing Market Analysis—one bedroom requirements may be rolled into two bedroom requirements.

OPTIONAL FORM 99 (7-90)

22 June 98

FAX TRANSMITTAL

To: Col Peters

From: Roberta Preston

Dept./Agency: 574-5363

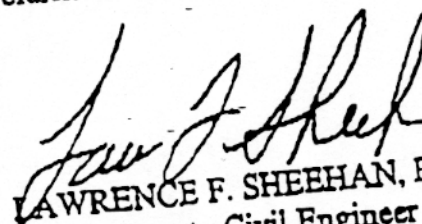
Phone: 664-4019

NSN 7540-01-317-7368

5099-101

GENERAL SERVICES ADMINISTRATION

Please update your policy letter to reflect this clarification. Our POC is Major Peter Leahy, AF/LEIP, DSN 664-4036.



LAWRENCE F. SHEEHAN, Brig Gen, USAF  
Acting Deputy Civil Engineer  
DCS/Installations & Logistics

DISTRIBUTION:  
See Attached List

DISTRIBUTION LIST:

LMAJCOM/CE

SAF/MII

SAF/GCN

SAF/FMB

SAF/FMC

SAF/AQC

HQ AFREA

HQ USAF/JAG

HQ USAF/XPP

AFCEE/CC

HQ USAF/DPPC

OSD/HRSO

HQ USAFA/CE

AFCEA/CC